

**Dayton Planning Board**  
**March 12, 2019**

**Members Present:** Dan Plourde, Bruce Reynolds, John Boissonnault, Darren Adams, Shannon Belanger

**Town Employees Present:** Jim Roberts (CEO), Linda Bristol (Secretary)

**Public Present:** Dale and Cheryl Wilkinson

**Administrative:**

Meeting Minutes were read from January 22, 2019. Darren made a motion to accept the minutes. Shannon seconded the motion. All voted in favor.

**Old Business:**

None Discussed.

**New Business:**

Dale and Cheryl Wilkinson appeared before the Board in regard to their application for a conditional use permit asking to use their barn located at 105 Dennett Road, Dayton, as an event barn.

Dan Plourde asked the Wilkinsons to explain to the Board what they would like to do.

Cheryl said that she and her husband, Dale, live on Dennett Road and had an opportunity to purchase land across the street which is in Dayton, Biddeford, and Arundel. There is a barn on the property which is in Dayton. They have had people approach them who asked if they were going to use the barn for events.

Dale had a topographical map with him. It showed the lines for Biddeford and Dayton. He also said that there is power to the barn.

Dan asked if Dennett Road is a town road and Dale said that it is and that Biddeford plows the whole road. Dale also said that in the summer Dayton takes care of the road.

Dan asked what the driveway to the barn is and Dale said that it is gravel.

Dan asked if there have been any improvements to the barn.

Dale said it has a new roof, one-third of the floor is concrete, and the rest of the floor is wood which is 28 feet by 75 feet and usable space. There are sliding doors on both sides.

Dan stated that the Fire Chief will need to review for egress, etc.

Dan asked if there were toilets in the barn.

Dale said the water doesn't go to the barn yet.

Dan asked if they would be using portable toilets and Dale that they would be for now.

Dan asked if there was room enough for parking.

Dale said they have ample parking. You could park probably 50-60 cars on the flat area.

Shannon asked what the use is for their location.

Dan said we have used personal services for the other two barns.

Shannon felt that commercial recreation might be better. She said that Rural Fields allows both and both are considered commercial. Both require site plan review.

Dan asked that a plot plan be brought in for review.

Shannon asked if they had a boundary plan.

Dale said they do and asked if they wanted a site plan.

Shannon said the Board does and would like it to show where the barn is on the property, the parking area, and access to the site.

Dan asked how close the neighbors are.

Dale said they have three neighbors all off Dennett Road which are probably six to seven hundred feet apart from the barn. We are the fifth driveway.

John asked if the Libby house was near them and Dale said that is the third driveway.

Darren asked if the driveway is single or double and Dale said it is 14 feet so single, but it could be wider.

Darren said he was just thinking of vehicles coming in and out.

Shannon asked if parking would be in Dayton or Biddeford and Dale said it could be in both.

Dale said that the house which was on the property is gone, but the well is a foot from the foundation of where the house was.

Shannon asked if the events would be in the barn or outside too.

Dale said they would be in the barn.

Cheryl stated that the concrete slab outside could be used if permitted.

Shannon asked if noise would be an issue.

Dan said he could see maybe having the ceremony outside with the reception inside.

Shannon asked about kitchen facilities in the barn and Dale said there were none, just a shell.

Dan asked about the well. Dale said it is a drilled well. It has well tiles around it and is an Artesian well. The lines go through the foundation wall. It is a jet pump.

Dan said he is concerned with the water being safe.

Dale said the water line used to go from the house to the barn. He was thinking of turning the water on just for safety purposes.

Dan said if caterers were going to use it, they would need to know that it is safe.

Dale mentioned that the barn is ready and that no improvements are needed.

Dan asked if there is lighting in the barn and Dale said that there is.

Dale asked if they had to go before Biddeford and Arundel.

Jim said that is up to the Board to notify Biddeford and Arundel Planning Boards. We have to notify them.

Dan told them that we need a list of abutters to their property.

Dale said they can do that. There is only one each in Biddeford, Dayton and Arundel.

Shannon asked for the Boundary Plan to be in PDF form and for them to e-mail it to Jim.

Dan asked that the Boundary Plan show parking, sketch of the building, the concrete pad, where the well is and any other pertinent information.

Dale asked if they have to go to each town and Jim that the Board will do that.

Dale asked what would happen if somebody is opposed.

Dan said they can contact us or come to the Site Walk and Public Hearing.

John said suppose you have five neighbors and only one speaks out against it, that does not mean that we would not approve it.

Shannon added that if you meet the ordinance, we have to go by that.

Cheryl noted that they are doing this for their children. We both have jobs we like, but thought if we do this we might be able to save for college.

Shannon moved to ~~accept~~ and receive the application. John seconded the motion. All voted in favor.

Dan said the next step is to get the information to us.

John noted that there is an additional fee for the site walk and public hearing.

Linda said if we do them on the same day the fee is \$350 which includes both.

Dale said he will label everything that he can.

Dan said that makes it easier for the Board and thanked them for coming in.

#### **Other Business:**

Chairman Dan Plourde announced to the Board that this will be his last Public Hearing and is stepping down from the Board. He is moving to Scarborough.

John made a motion to adjourn. Bruce seconded the motion. All voted in favor. The meeting adjourned at 8:15 PM. The next meeting will be on March 19, 2019, with a site walk at 33 John Clark Road at 6:00 PM and a public hearing after at the Dayton Town Office.

Linda Bristol Date: 3/19/19

Linda Bristol, Secretary

Dan Plourde Date: 3/19/19

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY.